

STAFFORD COUNTY SCHOOL BOARD

Agenda Consideration

TOPIC: Construction Change Order:
Temporary Sanitary Sewer
Holding Tanks - CES

ITEM NO.: 13K

PREPARED BY: Rob Adams,
Assistant Director
Planning & Construction

MEETING: September 13, 2005
ACTION DATE: September 13, 2005

Scott Horan,
Executive Director
Planning & Construction

Andre' A. Nougaret,
Assistant Superintendent
for Support Services

ACTION REQUESTED BY THE SUPERINTENDENT: That the School Board approve a construction change order in the amount of \$127.4K to R.R. Gregory Corporation for the construction of a temporary sanitary sewer holding tank at CES.

KEY POINTS:

1. Conway Elementary School (CES) is a site adapted county prototype elementary school designed by Moseley Architects utilizing the traditional design, bid, build contracting approach. Construction contractor is R.R. Gregory. Project is currently 85% complete with a substantial completion date of November 15, 2005. Planned opening January 2, 2006, however staff is striving to open the school prior to this date.
2. Key Project Data:
 - Award Cost: \$13,260.0K
 - *Approved Change Orders: \$(113.4K)
 - Current Cost: \$13,146.6K
 - Cost Growth: 0%
 - Schedule Growth 106 days

* Staff has executed several change orders that provided both credits and debits to the project. Currently the credits are more than the debits, hence the \$113K credit being shown.
3. Leeland Station developers, Maryland Development Corporation (MDC) proffered the land CES is being built on. MDC is providing the water and sanitary sewer infrastructure to support CES as part of their residential development, however the proffer did not stipulate the required date these utilities needed to be in place and available to the school site. Water has been provided and is available for the

school contractor to use. Sanitary sewer infrastructure installation has been delayed due to various reasons, including alleged delays by the county construction and plat review process. MDC originally estimated having the sanitary sewer infrastructure in place and available in July 2005. The completion date has continually slipped and is now estimated by MDC for December 2005. SCPS contractor (R.R. Gregory) requires sanitary sewer to be available no later than October 15, 2005 so that other building systems can be tested and operated include HVAC, kitchen and water/sewer systems.

4. Potential Change Order # 33 – Temporary Sanitary Sewer Holding Tanks includes the installation of four – 5000 gallon concrete sanitary sewer holding tanks, earthwork and distribution line. Pump and haul operations will be conducted until the permanent sanitary sewer connection is made. We estimate pump and haul operations to in place until early January 2006.
5. There are sufficient funds within the CES CIP budget to fund this change order.

SCHOOL BOARD GOAL: #5 – Provide facilities that promote student learning and community support.

#7 – Provide school environments where teachers are safe to teach and students are safe to learn.

FUNDING SOURCE: VPSA - CES

AUTHORIZATION REFERENCE: Stafford County School Board Policy 4-12
Stafford County School Board Policy 4-29